

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02380/FPH	Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and rear veranda and pergola; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof, alterations to fenestration and addition of external white timber cladding; external landscaping including installation of a swimming pool and means of enclosure; replace existing car port roof and erection of electric timber gates.	High Acre Partridge Hill Ashwell Baldock Hertfordshire SG7 5QZ

Submitted Plan Nos

115-001 115-E001 115-E002 115-E010 115-E011 115-E012 115-E013 115-E030 115-E031 115-E040
115-P002-A 115-P010-B 115-P011-B 115-P012-B 115-P013-A 115-P030-B 115-P031-B 115-P040-A

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- T2 Parking
- SECN12 Achieving well-designed places

2.0 Site History

- 2.1 Extensive planning history dating from 1981 to 2013 for various extensions, erection of outbuildings and design alterations.
- 2.2 **22/02796/FPH** - Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and side veranda; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof; alterations to fenestration and addition of external white timber cladding; alterations to existing garage including enlarged front dormer window and roof light; external landscaping including installation of a swimming pool and means of enclosure following demolition of existing single storey rear extension; erection of electric timber gates (as amended by plans received 19th December 2022 and 11th January 2023).

Conditional Permission

3.0 Representations

- 3.1 **Site Notice and Neighbour Consultation** – Comments received from Valentine House (summary):

No objection to the proposed development subject to the inclusion of Condition 2 from the previous application being carried over to this application, to ensure no rooflights or windows can be installed on the north and east facing roof slopes of the detached garage without the approval of the LPA.

- 3.2 **Ashwell Parish Council** – *“No objection to the above planning applications but wish NHC to note the neighbour’s comments to 25/02380/FPH: High Acre, Partridge Hill that the windows would not overlook the neighbouring property”.*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 High Acre is a detached, three storey house, standing on a large plot on a raised ground level compared to the immediate neighbours. The house is located on the junction of Partridge Hill and Ashwell Street, Ashwell. The site is not within the Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and rear veranda and pergola; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof, alterations to fenestration and addition of external white timber cladding; external landscaping including installation of a swimming pool and means of enclosure; replace existing car port roof and erection of electric timber gates.
- 4.2.2 The application is a re-submission of a previous application under ref: 22/02796/FPH which permitted a variety of external changes/extensions to the dwelling and garage. The supporting Design and Access Statement/Covering Letter summarises the proposed works under this application as follows:

*“1. Addition of a covered veranda and pergola to the rear (south-east) elevation
- Introduced to reduce overheating and provide covered outdoor amenity space.
2. Reduction of the size and extent of the consented veranda to the front (north-west) elevation
- Amended to ensure that the internal plan benefits from improved levels of natural light.
3. Reduction in the extent of the consented works to the outdoor kitchen (east of the house)
- The existing carport will now be largely retained and upgraded in order to reduce waste and construction costs.
4. Minor amendments to consented window and door sizes and placements
- Resulting from adjustments to the internal layouts.
5. Changes to the internal layout
- Removal of the stair and void to the west elevation, in favour of an improved gym at ground floor level and larger bedroom with ensuite at first floor level”.*

4.3 **Key Issues**

- 4.3.1 The key considerations are design, impact on the amenities of neighbouring properties.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The supporting Design and Access Statement (DAS) is concisely written to support the proposed design alterations and extensions to the host dwelling. The DAS states that the property has undergone several extensions and alterations over its time, but these are dated and not entirely sympathetic to the existing dwelling or the attractive houses nearby. The proposal therefore seeks to improve the quality and appearance of this dated property in the context of the local area, which is appropriate in my view.
- 4.3.4 The proposed extensions to the property comprise a covered veranda and pergola to the rear elevation, a reduction in the size and extent of the approved veranda on the front elevation, reducing the size and extent of the outdoor kitchen area on the side elevation, minor changes to the approved windows and doors, including their placements, and changes to the internal layout. In the context of the extensions and alterations approved at this site under the previous application under ref: 22/02796/FPH, these proposed amendments and extensions are considered acceptable on what is a sizable plot. The amended scheme will ensure that the property is more cohesive in its external appearance. There are elements of the previous scheme that are currently under construction, namely the works to the detached garage, which does not form part of this application as those works have been lawfully implemented. There are other elements that are yet to be started such as the swimming pool, means of enclosure and landscaping, which are considered under this application to be acceptable as they were originally.
- 4.3.5 Due to its isolated and elevated position, and the dense landscaping that exists on site, the property is not really part of any street scene. The site is viewed in the context of its immediate neighbour and owing to the appropriate materials palette and sympathetic form/proportions, the proposed development is acceptable relative to the character of the area.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 As considered under the previous application, the majority of the proposed extensions and alterations to the host property, by virtue of their modest nature and scale relative to

the size of the dwelling and the sites isolated position from neighbours, will not result in any material harm to the reasonable living conditions and well-being of neighbours.

- 4.3.9 The comments from Valentine House stated no objections to the proposal and actually supported the scheme but held concerns over the matters relating to the insertion of rooflights and windows to the garage. This was controlled on the previous application at this site through a suitably worded condition that restricts the insertion of rooflights into the north and east roof slopes will be implemented on the decision notice. There is no objection to carrying this condition over to this application, to ensure consistency, even though the garage does not form part of this application. The applicant and agent are agreeable to this inclusion.
- 4.3.10 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Parking

- 4.3.11 The property will be a five-bedroom dwelling post development. The site has ample spaced for parking of at least 5 vehicles and as such, I have no objections in this regard, in line with Policy T2 of the Local Plan.

Landscaping

- 4.3.12 The proposal also incorporates new external soft and hard landscaping, including electric entrance gates, a swimming pool, a flower courtyard, an outdoor fireplace and kitchen area. These elements are acceptable and will improve the appearance of the dwelling compared to the existing on-site conditions.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2, D3 and T2 the Local Plan, as well as Section 12 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extensions and alterations to the dwelling hereby permitted shall only be finished in the materials as stated on the application form and on the approved plans and elevations and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality.

4. The windows that will serve the master bathroom and bedroom 2 bathroom at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

5. No rooflights or windows shall be installed on the north and east facing roof slopes of the existing detached garage, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and reasonable living conditions of the immediate neighbour, Valentine House.

6. The replacement boundary wall on the east facing elevation to serve the outdoor kitchen/decking shall be reconstructed with a 1.2m solid wall and a 0.6m trellis, totalling 1.8m in height, as stated on plan no: 115-P031-B - Proposed Side (C and D) Elevations and shall be maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the mutual privacy between the host dwelling and the immediate neighbour, Lane Head.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2025	